

AGENDA
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
SPECIAL MEETING
THURSDAY, DECEMBER 17, 2015
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES:

Approval of the October 29, 2015 special meeting minutes.

3. REQUEST 15-HDC-15 FROM KEN RICHMOND, AGENT FOR THE PARK PLACE HOTEL, 300 EAST STATE STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for the demolition and reconstruction of the pool and convention center located at the property mentioned. (Downtown Neighborhood Historic District).

4. OTHER BUSSINESS

5. ADJOURNMENT

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

MINUTES
TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 29, 2015
7:00 P.M.
Committee Room, Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684
231-922-4464

PRESENT: Commissioners Andres, Zacks, Mansuy, Crane, Carol and
Chairperson Callahan.
ABSENT: Vice-Chairperson Tobin
STAFF PRESENT: David Weston

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES:

Approval of the August 27, 2015 special meeting minutes.

Motion by Commissioner Zacks, seconded by Commissioner Andres to approved the August 27, 2015 special meeting minutes as corrected. Upon vote the motion passed 6-0.

3. REQUEST 15-HDC-13 FROM SUZANNAH TOBIN, ARCHITECT FOR JIM AND JAEMA STILLEY, 511 FIFTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans for second story rear addition located at the property mentioned. (Central Neighborhood Historic District).

Suzannah Tobin presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Crane to approve the drawings as presented. Upon vote the motion carried 6-0. Commissioner Zacks will serve as the project liaison.

4. REQUEST 15-HDC-14 FROM SUZANNAH TOBIN, ARCHITECT FOR DAVID FRIAR AND RORIE LEWIS, 525 SIXTH STREET, TRAVERSE CITY, MICHIGAN for:

Approval of plans to demolish a front porch and rear portion of the home and construct a new front porch and rear addition located at the property mentioned. (Central Neighborhood Historic District)

Suzannah Tobin presented drawings and answered questions from the Commission. Motion by Commissioner Mansuy, seconded by Commissioner Zacks to approve the drawings as presented. Upon vote the motion carried 6-0. Chairperson Callahan will serve as the project liaison.

5. OTHER BUSSINESS

None.

6. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully submitted

David M. Weston, Secretary

Date _____

Park Place



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: _____

Property Address: _____

Local Historic District: _____

Existing Zoning Classification: _____

Architectural / Design Firm: _____

Address: _____

Description of Plans: _____

All attached

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: _____ Phone: _____ Fax: _____

Address: _____

Signature of Owner: _____

Signature of Applicant (if different): 

Relationship of Applicant to Owner: Agent

Traverse City Historic Districts Commission
Application For
HISTORICAL PRESERVATION PERMIT

Date of Application: 12/10/2015

Property Address: Park Place Hotel 300 East State Street, Traverse City, MI 49684

Local Historic District: Downtown HDC

Existing Zoning Classification: C4C less than 30 feet tall, a small part of a taller building therefore allowed

Architectural Design Firm: Perspective

Address: 196 E 6th Street, Suite 100, Sioux Falls, SD 57104

Description of Plans:

1. Convention Center:
 - a. Including conference area and bathrooms, 1-story, 10,800 square feet gross, replacing existing dome.
2. Pool:
 - a. Indoor pool, toilets and fitness room, 4700 square feet, replacing existing

Owner Name: Park Place Hotel

Phone: 231.946.5000

Fax: 231.946.2772

Address: 300 East State Street, Traverse City, MI 49684

Relationship of Applicant to Owner: Agent is Ken Richmond, Architect 231.946.0400

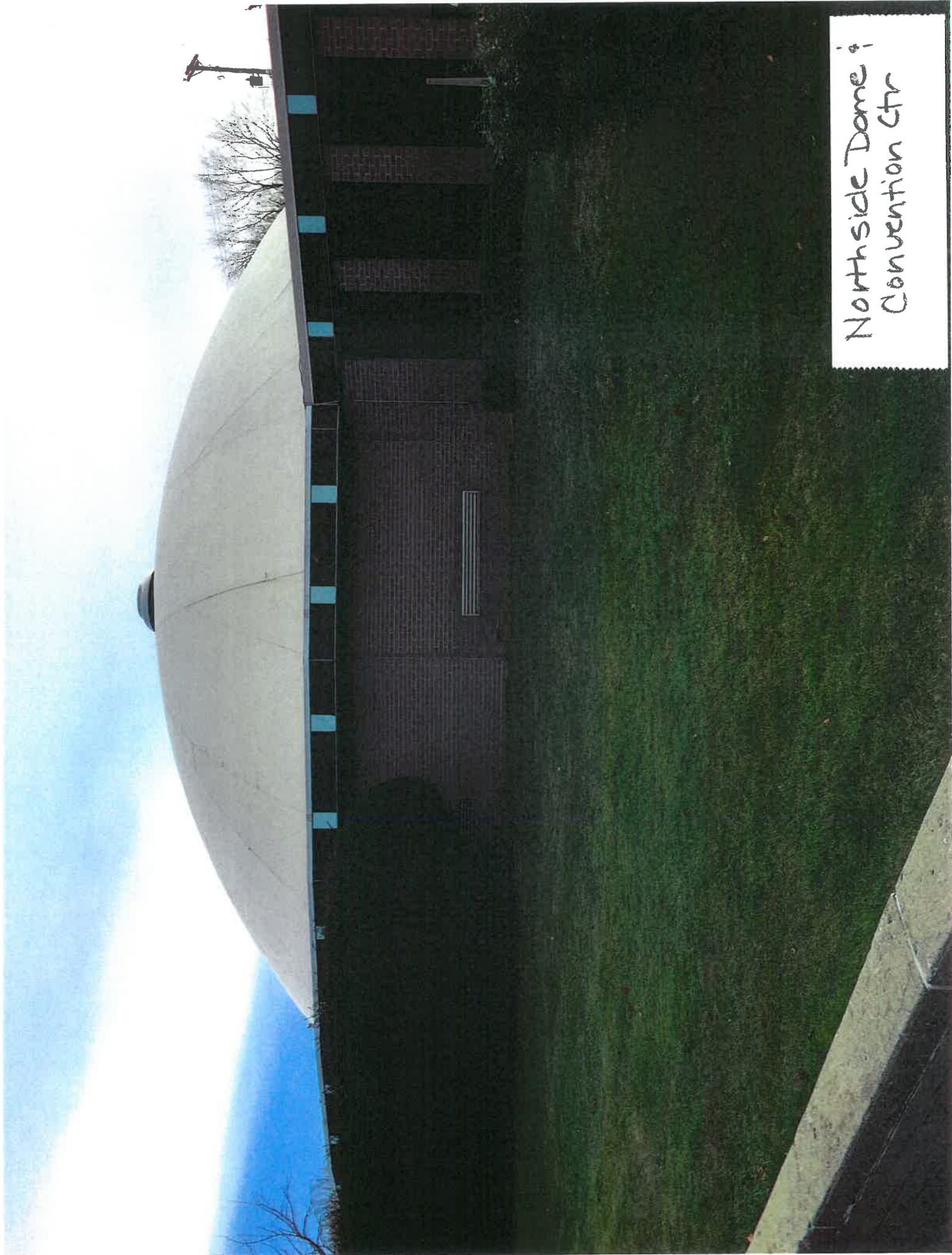
HDC Submission Requirements:

1. Park Place Convention Center and Pool Plans and Elevations and Building Site
2. Photos of existing – convention center and pool
3. Materials: see elevations
4. See description in application
5. Economic feasibility of new construction
6. Site Plan: Park Place Redevelopment Area – Phase I

North side connection
to Dome w/minervas



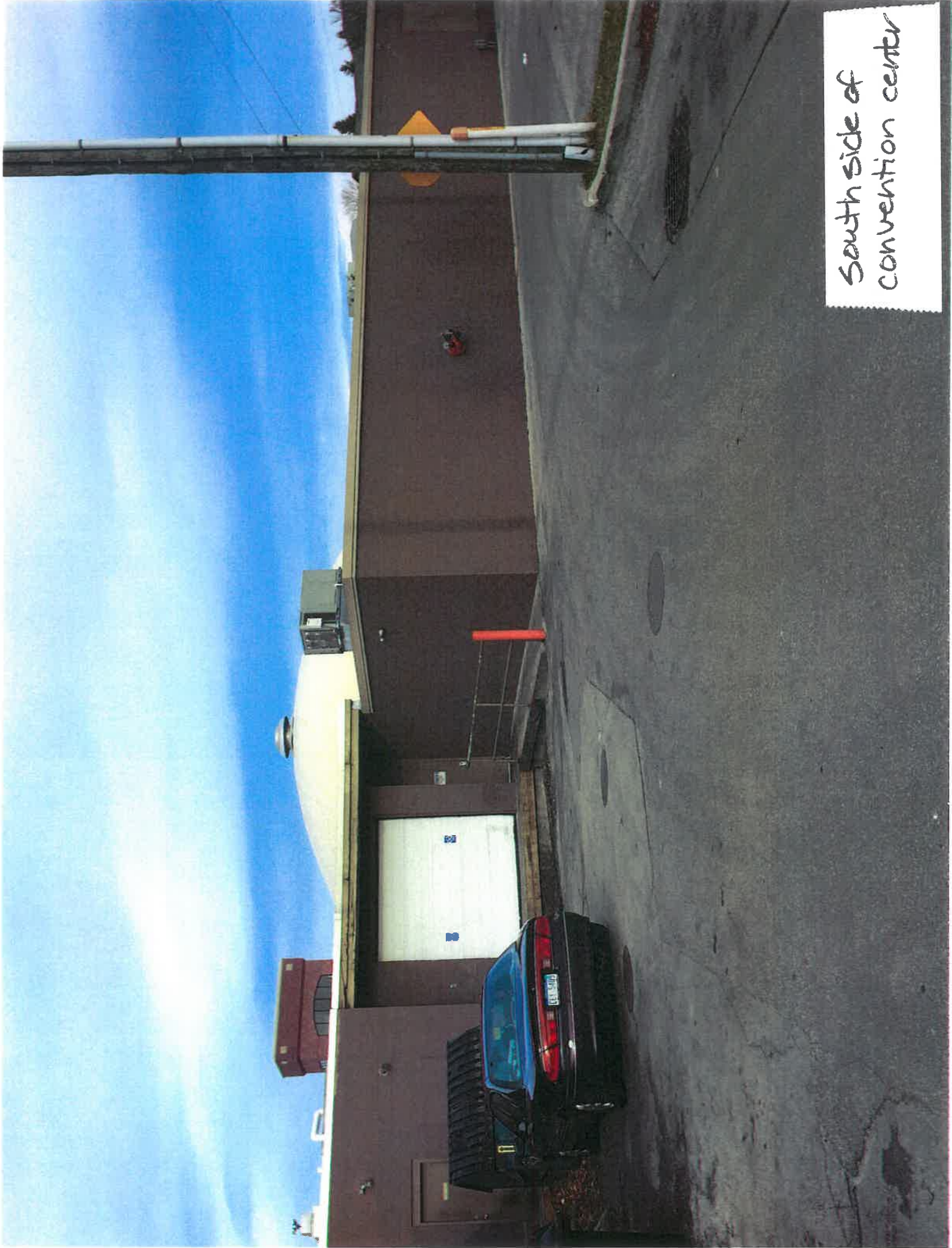
Northside Dome &
Convention Ctr



East side Dome



South side of
convention center

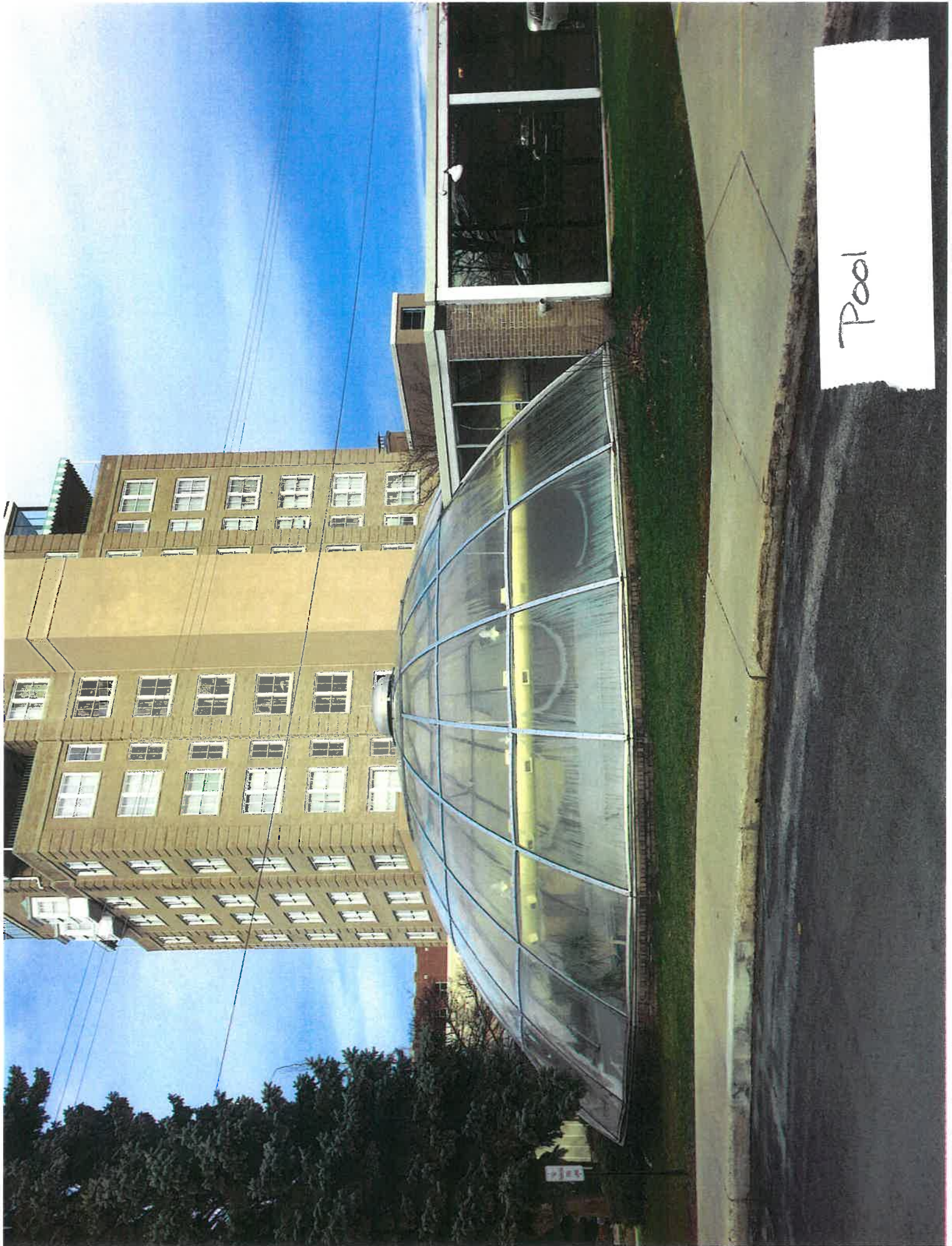




East side of pool

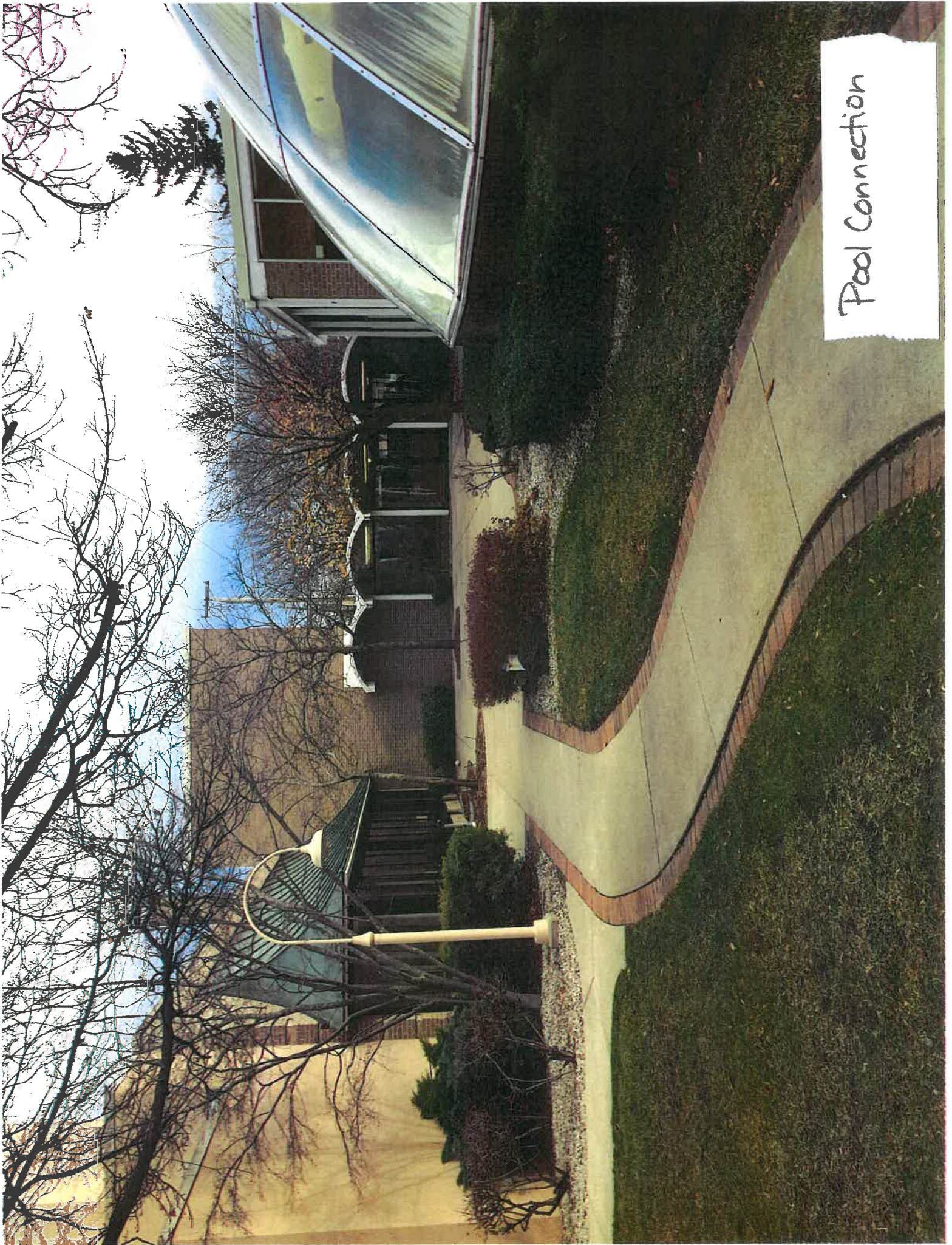
Pool





Pool

Pool Connection

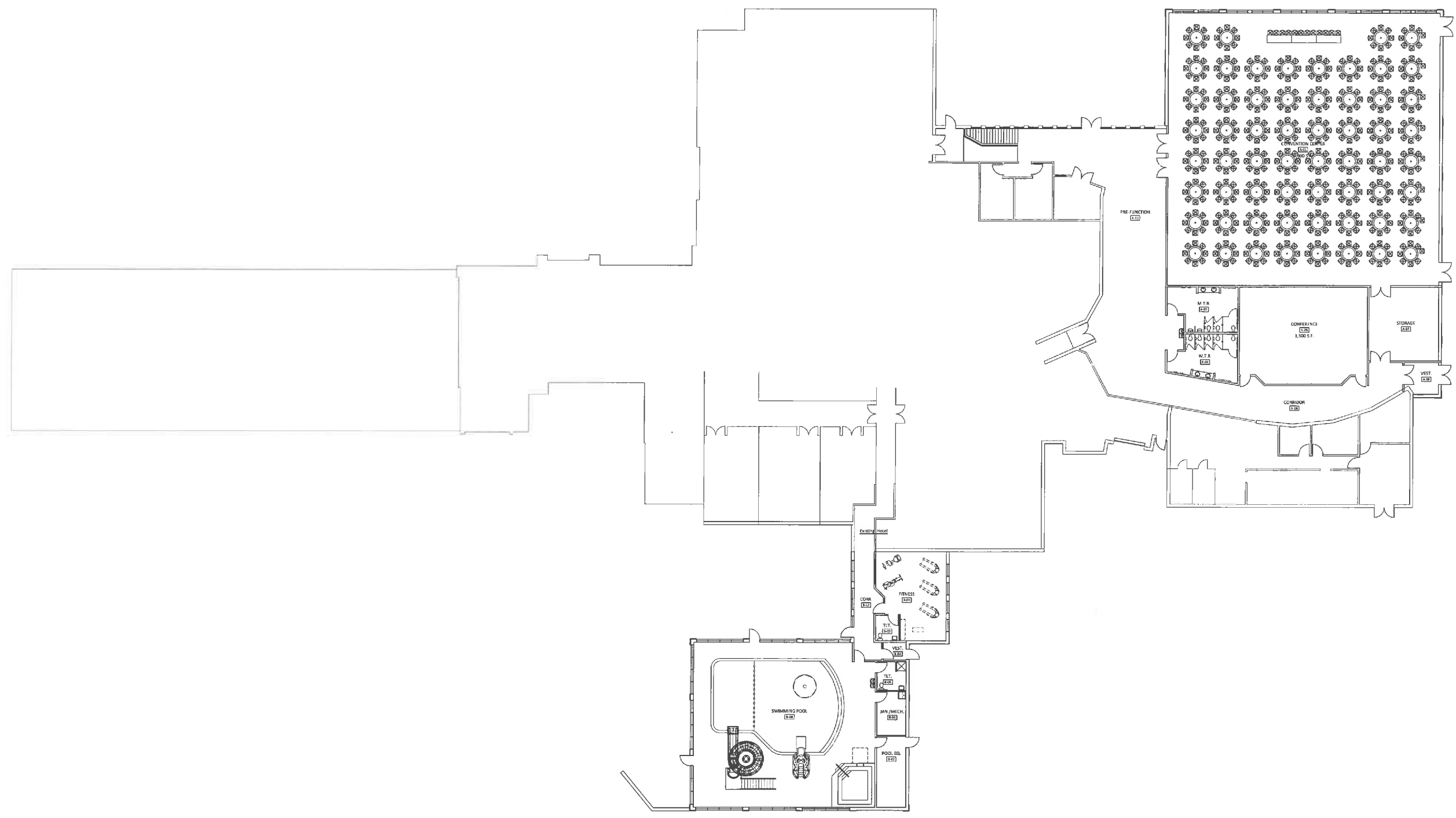


Park Place Redevelopment Area

Park Place
Conference Ctr + Pool
Phase I



D
C
B
A



A2 Overall Floor Plan
SCALE: 1/16" = 1'-0"

1 2 3 4 5

perspective.
architecture design studio

196 East 6th St. Suite 100
Sioux Falls, SD 57104
web: perspective-inc.com
t: 605.271.9877
f: 605.271.9879
email: info@perspective-inc.com

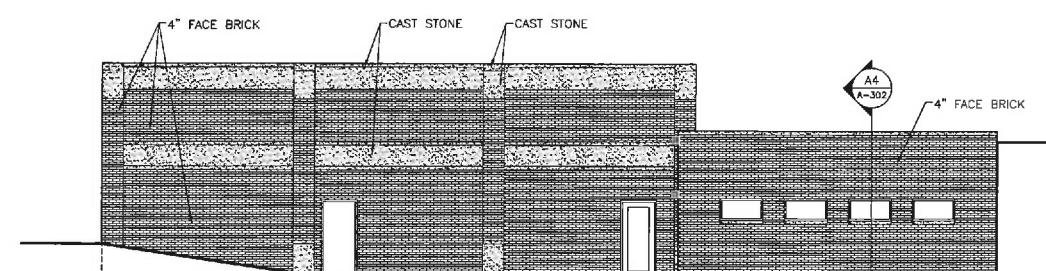
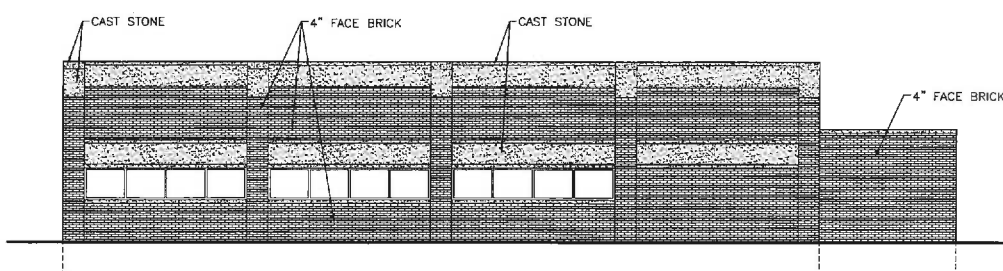
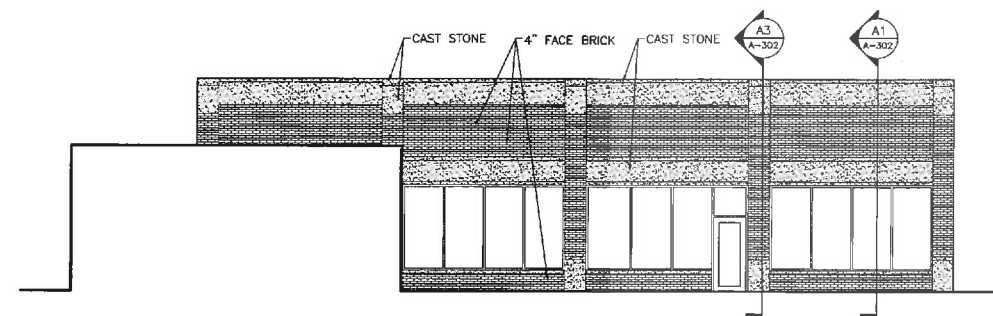
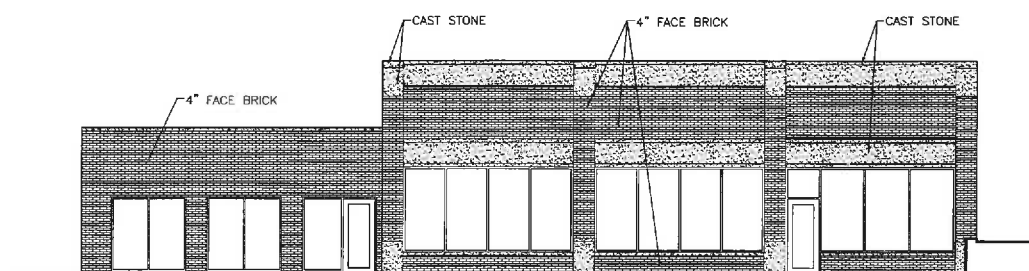
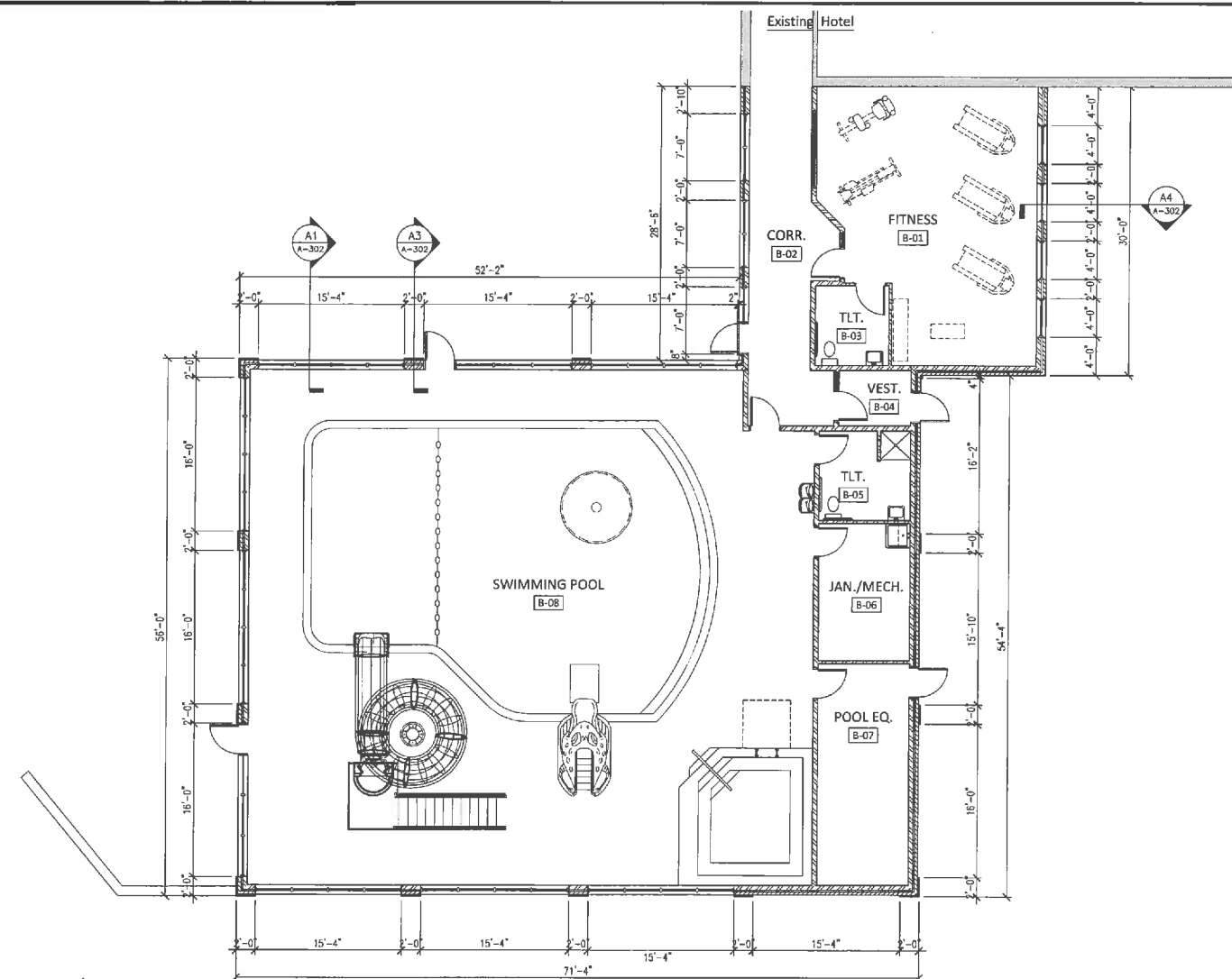
ISSUE BLOCK	
NO.	DATE COMMENTS

PROJECT TITLE
Park Place Hotel
Traverse City, MI

PROJECT NUMBER: 14001
DRAWN BY: BGG
CHECKED BY: LJC

SHEET TITLE
Overall Floor Plan

SHEET NUMBER
A-100



perspective:

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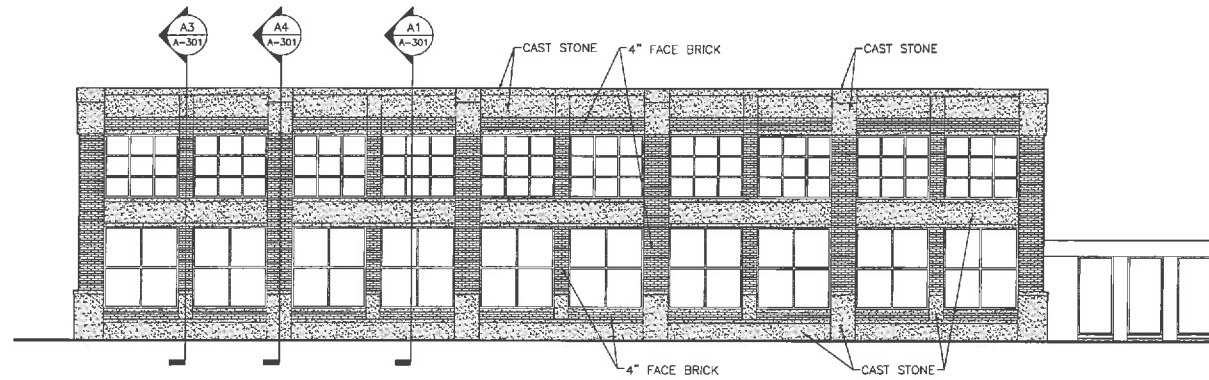
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PROJECT TITLE
Park Place Hotel Traverse City, MI

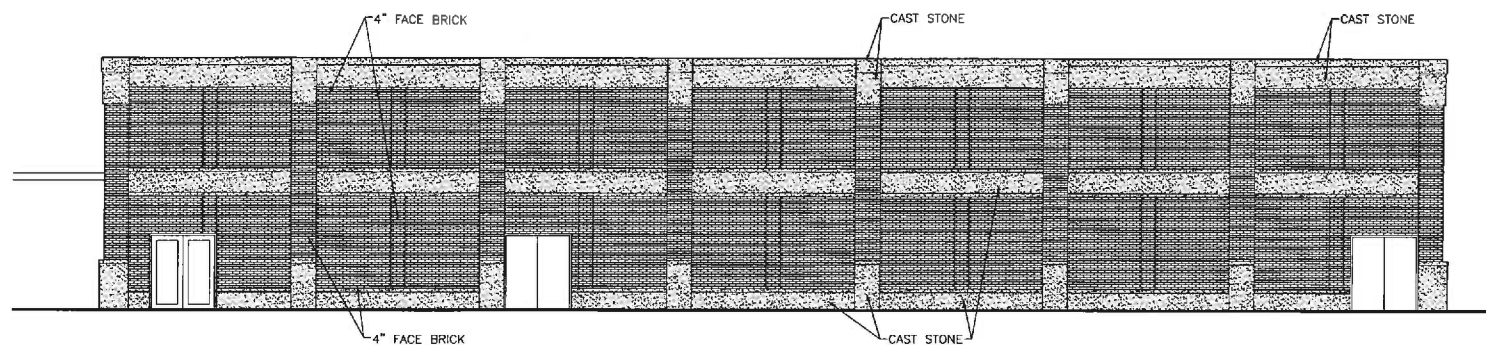
PROJECT NUMBER:	14001
DRAWN BY:	BGG
CHECKED BY:	LJC

SHEET TITLE
Swimming Pool Floor Plan and Exterior Elevations

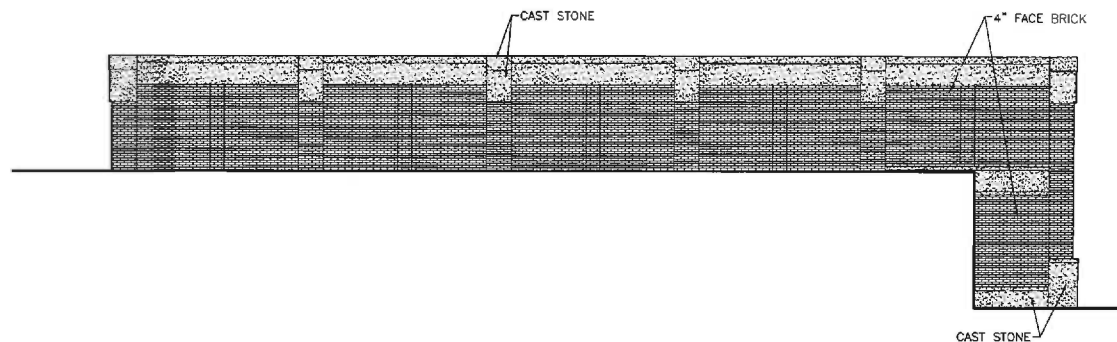
SHEET NUMBER
A-102



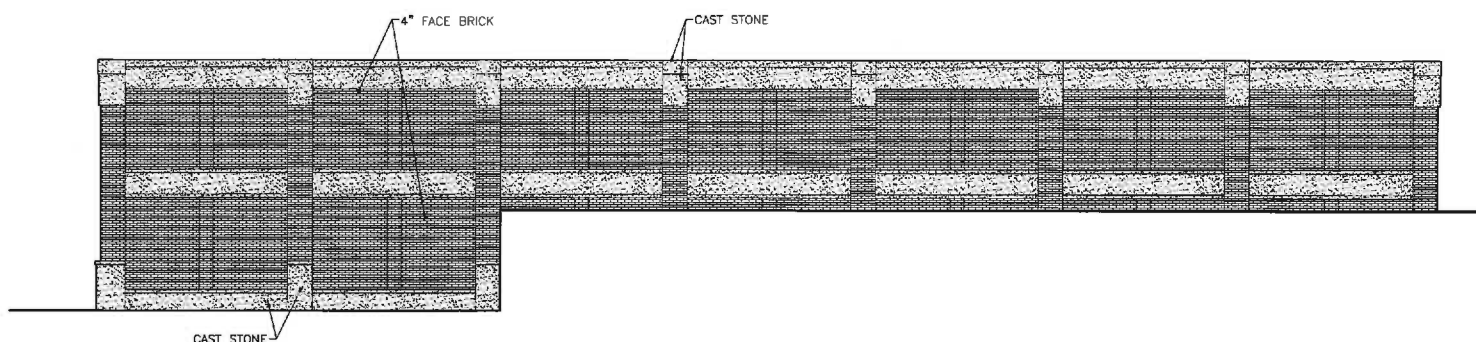
D2 North Elevation
SCALE: 1/8" = 1'-0"



C2 East Elevation
SCALE: 1/8" = 1'-0"



B2 South Elevation
SCALE: 1/8" = 1'-0"



A2 West Elevation
SCALE: 1/8" = 1'-0"

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ISSUE BLOCK		
NO.	DATE	COMMENTS

PROJECT TITLE

Park Place Hotel
Traverse City, MI

PROJECT NUMBER: 14001
DRAWN BY: BGG
CHECKED BY: LJC

SHEET TITLE

Convention Center
Exterior Elevations

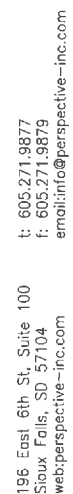
SHEET NUMBER

A-201

A



A



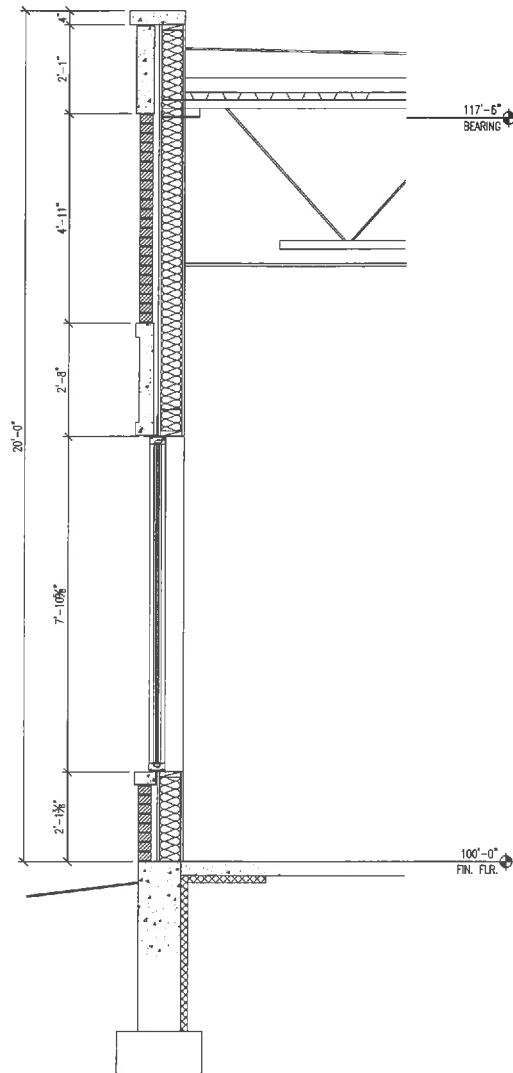
A-301

D

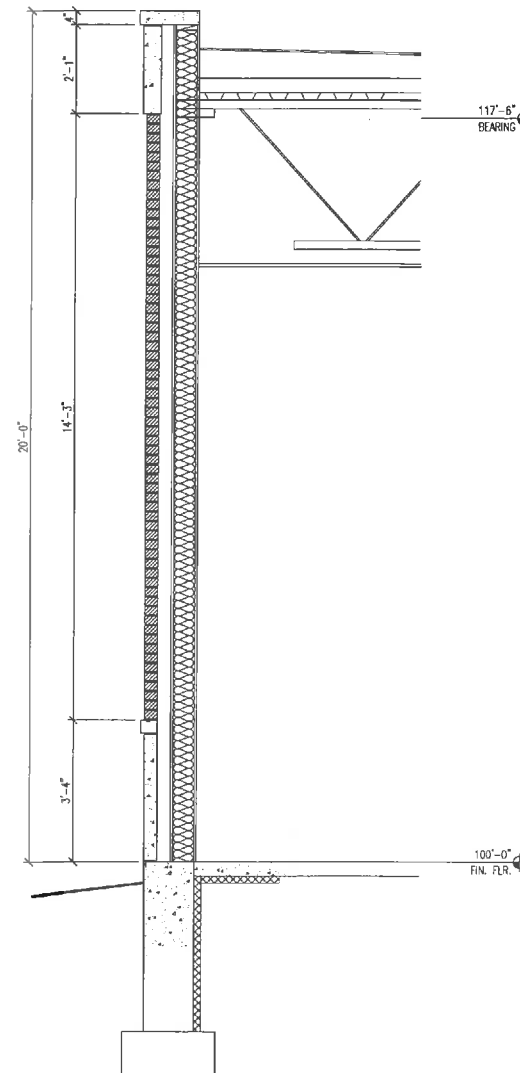
C

B

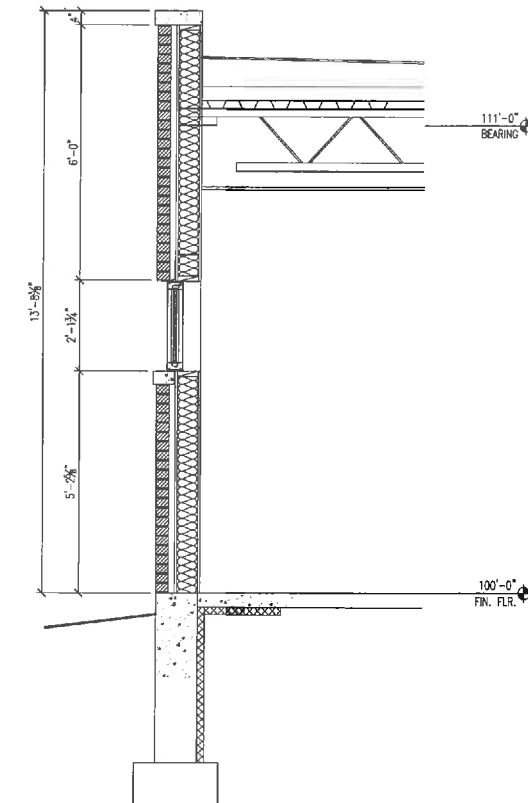
A



A1 **Wall Section**
SCALE: 1/2" = 1'-0"



A3 Wall Section
SCALE: 1/2" = 1'-0"



A4 **Wall Section**
SCALE: 1/2" = 1'-0"

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ISSUE BLOCK

[illegible]

PROJECT TITLE

Park Place Hotel
Traverse City, MI

PROJECT NUMBER: 14001

DRAWN BY:	BGG
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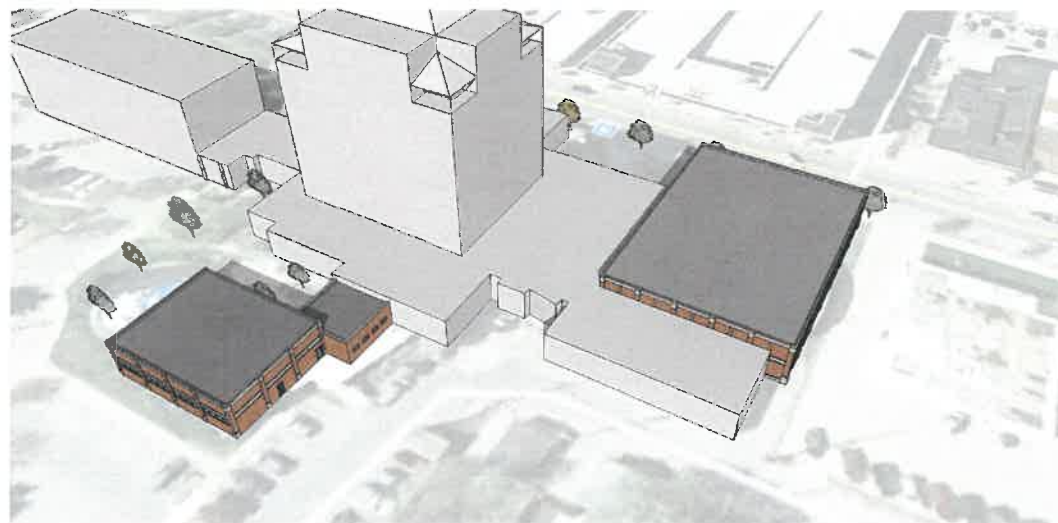
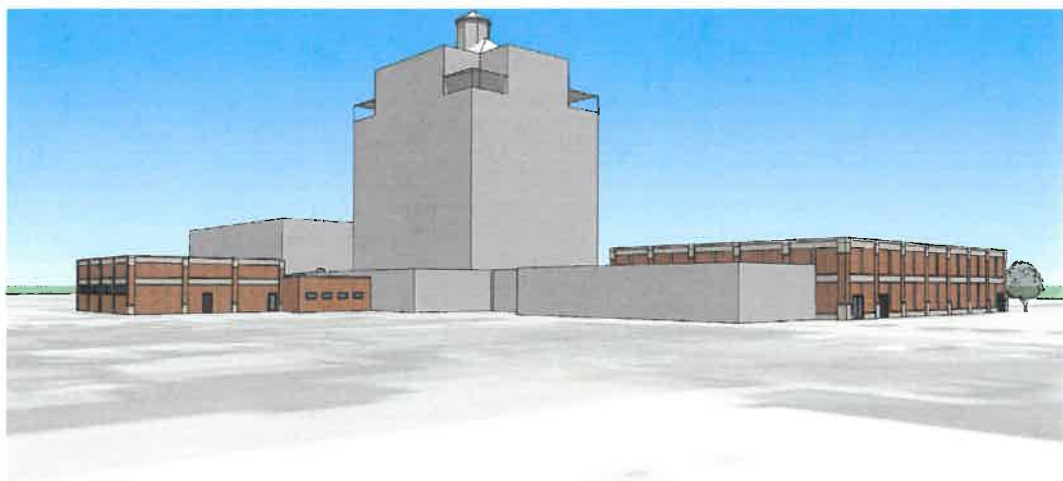
CHECKED BY: LJC

HEET TITLE

Wall Sections

SHEET NUMBER

A-302



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[illegible]

PROJECT TITLE

Park Place Hotel
Traverse City, MI

PROJECT NUMBER:	14001
DRAWN BY:	BCC
CHECKED BY:	LJC

SHEET TITLE
Perspective Views

SHEET NUMBER
A-901